



Sustainable Urban Extension Joint Delivery Statement

Evidence Topic Paper for Canwick Heath (Lincoln South East Quadrant)

April 2016

Central Lincolnshire Local Plans Team
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1.0 Introduction

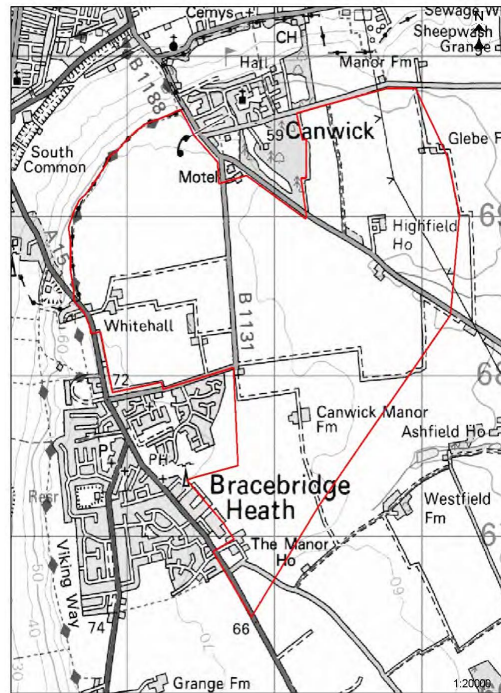
- 1.1 The Canwick Heath Sustainable Urban Extension is one of nine Sustainable Urban Extensions being proposed within the Central Lincolnshire Local Plan.
- 1.2 This joint delivery statement has been prepared by the predominant landowners and promoters of the Canwick Heath SUE site, namely Jesus College and Barratt's respectively, and North Kesteven District Council (NKDC).
- 1.3 The purpose of the Statement is to inform the Central Lincolnshire Local Plan, Examination in Public, information on the following:-
 - (i) Explain what is intended in the development of the site including the overall Vision and development objectives;
 - (ii) Detail the key opportunities and constraints of the site along with proposed mitigation measures;
 - (iii) Identify the key infrastructure requirements in order to support development;
 - (iv) Advise on the collaborative working between the landowners/promoters and the District Council on the approach and evolution to the formulation of a draft concept plan for the site;
 - (v) Provide information on the anticipated delivery timescales and build out rates.

2.0 The Opportunity for the identification of the site as a Sustainable Urban Extension.

- 2.1 The overarching topic paper referred to above sets out in detail the rational and justification for the identification of the site as Sustainable Urban Extension. A description of the site, its surroundings along with what it is expected to deliver is summarised below.
- 2.2 The South East Quadrant site, Canwick Heath, of approximately 500 hectares, is located to the south east of the city, between the villages of Canwick and Bracebridge Heath, and at its closest is 1.6km from Lincoln city centre, enabling easy access to existing facilities by public transport, walking and cycling. When the Lincoln Eastern Bypass is constructed it will lie within the line of the bypass, and thus presents the opportunity for a logical and significant sustainable extension to the city. However, it will also be important to respect the separate identities of the existing communities of Bracebridge Heath and Canwick.
- 2.2 This site presents the most substantial opportunity for new development in the Plan as it has potential to accommodate around

6000 dwellings in total, plus employment and other supporting uses. More than half of these dwellings will be delivered during the Plan period.

- 2.3 Location map and proposed red line boundary of the site is set out below. An A4 version of this plan is included within this report at Appendix 1.



- 3.0 **Partnership working and the Key partners for the delivery of the SUE.**
- 3.1 As you would expect with an SUE of this size there a number of key delivery partners involved with planning and delivery of the Canwick Heath site. North Kesteven District Council is the Local Planning Authority who will oversee and co-ordinate the delivery of the SUE site over the long term.
- 3.2 Jesus College Oxford is the majority landowner (381.2ha). Barratt Developments have a promotion agreement with Jesus College Oxford and therefore represent the principal site promoter and developer. A list of all key partners involved in the delivery of the site is set out below: -
- Jesus College Oxford
 - Barratt Developments
 - William Davis and Linden Homes

- North Kesteven District Council
- City of Lincoln Council
- Lincolnshire County Council

3.3 In addition to Jesus College Oxford, other landowners involved in the Canwick Heath site include: -

- Church Commissioners (approximately 40 ha)
- Gerald Neesham (approximately 23ha)
- Robert Nelstrop (approximately 44 ha)

3.4 The Advisory Team for Large Applications (ATLAS) has been fully engaged from the early start of the project as a facilitator providing both spatial planning expertise and project management advice. ATLAS has supported: joint working arrangements between the landowners/promoters and the District and County Council; the development and evolution of an agreed vision and development objectives for the site, the scoping out and advice on the need for a concept framework plan, the evidence base requirements for a strategic site allocation within a Local Plan.

4.0 **Vision and Development Objectives for the site.**

4.1 The Central Lincolnshire Local Plan includes two policies specifically relating to the Canwick Heath SUE, namely, Policy LP28: Sustainable Urban Extensions and Policy LP30: Major Development Sites. Taking these two policies as a starting point the Council, County Council along with the key landowners/promoters have undertaken a considerable amount of joint working on the Canwick Heath site. One element of this work has been the development and agreement on a Vision and Development Objectives for the site.

4.2 The Advisory Team for Large Applications (ATLAS) facilitated a Visioning workshop for key Members and officers of North Kesteven District Council and other key statutory stakeholders in February 2013. As part of the collaborative working between all of the various landowners, promoters, district and county council this vision was reviewed and subsequently revised by all parties, the outcome of which resulted in an agreed Vision and Development Objectives which was signed off by all parties in June 2015. The agreed Vision and development objectives are set out below: -

VISION

The sustainable urban extension will have a strong sense of place and character, which will respect the setting and identity of the existing settlements of Bracebridge Heath and Canwick and will integrate key views and vistas of the cathedral and Historic Core of the City, along with views out of the City and more local views and vistas of the future Bomber Command Memorial.

The existing and proposed green infrastructure will be used positively to be an essential and integral component of the character, identity and setting of the development. It will be multi-functional and provide a framework for future built form and enhanced relationship with South Common and the city beyond. Multi-functional green infrastructure will be used positively, to help shape a meaningful movement framework throughout the site; linking a range of land uses, facilities and amenities in a positive and safe way and avoiding coalescence between existing communities.

The development will be based on the principle of achieving walkable neighbourhoods and served with appropriately located and designed retail / commercial facilities which could include a new neighbourhood/district centre at the heart of the development, located on the B1188 along with a new local centre located on the primary east – west street. These facilities will complement existing facilities within Bracebridge Heath.

The walkable neighbourhoods will provide a hierarchy of streets and choice of routes, prioritising walking and cycling for local journeys, utilising and enhancing public transport where possible. Opportunities to enhance existing connections with the city will be utilised.

Development will comprise an appropriate range and mix of housing to meet local needs and respond to market requirements. New employment floorspace will be created and other social and community infrastructure provided, including secondary and primary education which compliments existing provision within the catchment area of the SEQ.

DEVELOPMENT OBJECTIVES

Movement and connectivity.

- The new development will retain and enhance existing primary routes to and from the City of Lincoln as part of a clear hierarchy of streets and movement.

- Development will be based upon the principle of creating walkable neighbourhoods with a clear hierarchy of streets, perimeter blocks where relevant, and prioritisation for walking and cycling.
- Existing primary routes will be integral to the new place along with a permeable movement framework that enables well surveilled streets/routes.
- A new east west primary street (along with other secondary routes) will link Bracebridge Heath to new facilities and amenities, including the new neighbourhood centre on the B1188

Quality of Place.

- The development will have a character and physical identity that complements the settlements of Bracebridge Heath and Canwick and utilises key views and vistas to and from the City.
- Different character areas will be developed with a build-up of density and range of uses located at/adjacent to the new neighbourhood/ district/local centres. The structure, layout and grain of development will be less formal nearer to Bracebridge Heath, South Common and Canwick with greater importance placed upon a high quality landscape setting.
- The location of key uses/social infrastructure will be sited preferably on primary routes and located to ensure walkable neighbourhoods are created. Neighbourhood/district and local centres will face onto primary routes adopting a 'high street' approach.
- Taking into account the site context, the potential to develop a site-wide sustainable urban drainage system and measures to deliver energy efficiency will be explored and implemented subject to whether they are practical and viable to deliver.
- Development should utilise views and vistas to and from the City where relevant and linking key routes and green infrastructure to this along with local views and routes including the proposed Bomber Command whilst responding positively to the setting of Canwick and Bracebridge Heath.

Social Infrastructure/Facilities

- The new neighbourhood centre will, overtime, become the focal point of the development and provide opportunities for an appropriate range and level of uses. This should be located centrally to the development on the B1188.
- A further local centre will be located on/adjacent to Canwick Avenue, potentially in close proximity to the new primary school.

- The westernmost primary school will be located on a primary route within easy walking distance of existing residents in Bracebridge Heath and future residents in this part of the SUE.
- Where appropriate, provision will be made within the neighbourhood and local centres for a range of uses/floorspace to include community/social activities, healthcare, education etc.

Green Infrastructure

- The structure of the place will respond positively to existing assets, in particular topography, heritage, important views and future vistas/land marks and the opportunity to enhance access to South Common and the city beyond.
- The northernmost area of the site will be landscape dominant and provide enhanced relationship and access to South Common along with the proposed Bomber Command memorial. Nearby development in this part of the site will respond positively to a strong landscape setting.
- The development will provide a range of green infrastructure including formal and informal spaces; the opportunity for high quality connected routes through and around the place combined with more formal provision of sports and leisure.
- To create a healthy environment and retain existing neighbourhood identities an undeveloped corridor of formal and informal open space will be provided.

Economic

- The scale of the retail provision will be appropriate to serve the new community (along with existing residents).
- Some flexible employment space should be provided within the proposed neighbourhood/district centre to serve local needs (in addition to larger scale/format employment opportunities elsewhere within the site) subject to market requirements.

Viability

- The Council's approach to development requirements and any associated S106 financial contributions will consider carefully and respond practicably to the need to ensure that the scheme is viable and deliverable.

5.0 Evolution of high level spatial framework concept plan.

- 5.1 As part of the joint working arrangements between all parties a number of workshop sessions have been held to translate the agreed Vision and Development Objectives into a high level spatial framework concept plan in order to provide clarity as to how the site could be developed.
- 5.2 The draft spatial framework concept plan has taken into account the setting and location of the site and the key infrastructure that it needs to accommodate. In December 2015 a consultation event was held on the latest version of the concept plan the outcome of which will inform future iterations of the plan. The concept plan subject to consultation in December 2015 is detailed below:

- 6.3 The site has very few key physical constraints. The main constraints which affect the majority of sustainable urban extensions relates to the provision of highway infrastructure. This particular site however benefits from the proposed Lincoln Eastern Bypass (LEB), the construction of which is due to start June 2016 with completion estimated in 2019. Construction of the LEB is necessary in order to accommodate all of the growth arising from the SUE, however Lincolnshire County Council have confirmed that a number of units can be developed before the LEB is completed. Given that the LEB will be completed by 2019 this does not raise any deliverability issues.
- 6.4 Funding is in place from a number of sources for the LEB, including the Department of Transport, LCC, in addition the LEB is identified as a key piece of infrastructure within Central Lincolnshire's draft charging schedule which CIL monies will contribute too.
- 6.5 The site is predominately in agricultural use and is immediately adjacent to Lincoln City's South Common, in addition a Bomber command memorial is proposed in the north western part of the site, however these constraints can and have been be mitigated in the concept plan as a result of good master planning and design principles.
- 6.6 As part of the preparation of the Local Plan a number of technical studies have been undertaken in order support the sites inclusion within the Plan. Appendix 3 sets out a summary of the key issues and identifies the infrastructure that will be required to be provided as part of the development of the SUE.
- 6.7 Given the size of the SUE the key infrastructure requirements for the site are summarized below:
- (i) Two on site primary schools, comprising a 3FE primary school for the first phase and another school of a similar size for the phase beyond 2036;
 - (ii) One secondary school;
 - (iii) Two centres, providing retail, service and community uses;
 - (iv) Health service provision;
 - (v) Associated transport, green and blue infrastructure, community facilities and playing pitch provision.

7.0 Delivery/phasing and Implementation.

- 7.1 The total number of homes the SUE will deliver is 3500 by 2036. Details of the housing phasing proposals are set out in the table 1.0 below: -

Table 1. Housing phasing proposals.

Phase	Approx Total Number	Estimate Start of Phase	Estimate Completion of Phase	Assumptions
Phase 1	1200	2016/17	2024/25	4/5 developers at 40 pa
Phase 2	1000	2024/25	2029/30	4/5 developers at 40 pa
Phase 3	900	2029/30	2033/34	4/5 developers at 40 pa
Phase 4	400 in plan period	2033/34	2035/36	4/5 developers at 40 pa
Phase 4 cont.	1050 beyond plan period	Beyond 2036	Beyond 2036	
Phase 5	1450	Beyond 2036	Beyond 2036	

- 7.2 In addition to housing provision the SUE will also have to accommodate approximately 7 hectares of employment land. The exact location and timing of which will be determined during the evolution of the master plan.
- 7.3 The Infrastructure Delivery Plan (IDP), sets out the key infrastructure requirements for the site. Table 2 details these along with a description of when the infrastructure will be required along with details of how it will be delivered.

Table 2. Key infrastructure requirements detailed within IDP.

Item	Description	When	How it will be delivered
Site opening up costs	Physical access to site and service connections	Prior to commencement	Development cost
Affordable Housing	Provision of subsidise housing to rent or purchase at sub market levels	Phased during the development	Section 106 obligations
Gypsy and Traveller Provision	Provision of land for pitches	Tbc	Section 106 obligations on site or alternative off site provision
Flooding/Drainage	SUDs	Designed at Reserved Matters Stage	Development cost
Education			
Primary School	3 FE 2.7ha site for 3000 homes Second 3 FE required for 6000 homes	2.7ha Land within first phase of development I	Section 106 obligations
Secondary School	One school - 640 secondary places 5.3ha site	The trigger for the first phase of the secondary	Section 106 or Community Infrastructure Levy

	<p>half of which will be playing fields community use</p> <p>5000 homes 1140 secondary pupils and 8ha half is playing field</p> <p>1370 pupils needing a site of 9.4ha (6000 homes)</p>	<p>school to be determined by review currently underway by Lincolnshire CC.</p> <p>Beyond 2036</p> <p>Beyond 2036</p>	depending on application and CIL timescales
Health	On site provision and contribution Health Authority undertaking a review and developing an Estate Strategy by mid 2016.	Tbc	Section 106 obligation
Recreation/ Open Space	On site provision and contribution	<p>□ 0.8 hectares per 1000 population Children's play space (8sqm per person)</p> <p>□ 1.6 hectares per 1000 for outdoor sport</p> <p>□ 0.5 hectares per 1000 population for open space (5sqm per person)</p>	Section 106 obligation

8.0 Viability.

- 8.1 A high level viability assessment has been undertaken of the Local Plan as a whole which has confirmed that the SUE site is viable and deliverable within the Plan period.

9.0 Project Governance and project management delivery Plan.

- 9.1 A steering group of officers from NKDC, Lincolnshire County Council and representatives of the key landowners/promoters supported by ATLAS has been meeting and working on this SUE for the past couple of years. Given the joint working on this site early delivery of the site is anticipated. To support this early delivery a joint project plan has been agreed with the landowners and promoters of the site detailing the projected planning application submissions and start on site dates. Table 3 sets out the latest position with regard to anticipated submission of planning applications.

Table 3.

Milestone	Estimated / Actual Date
Agreement of Section 106 relating to full application for 120 dwellings	July 2016
Further Phase 1 Development	
Outline Application Submitted	June 2016
Outline Application resolution to Grant	September 2016
Section 106 signed	November 2016
Reserved Matters Application	January 2017
Reserved Matters Determined	March 2017
Developer Start on Site	June 2017
First Completions	January 2018

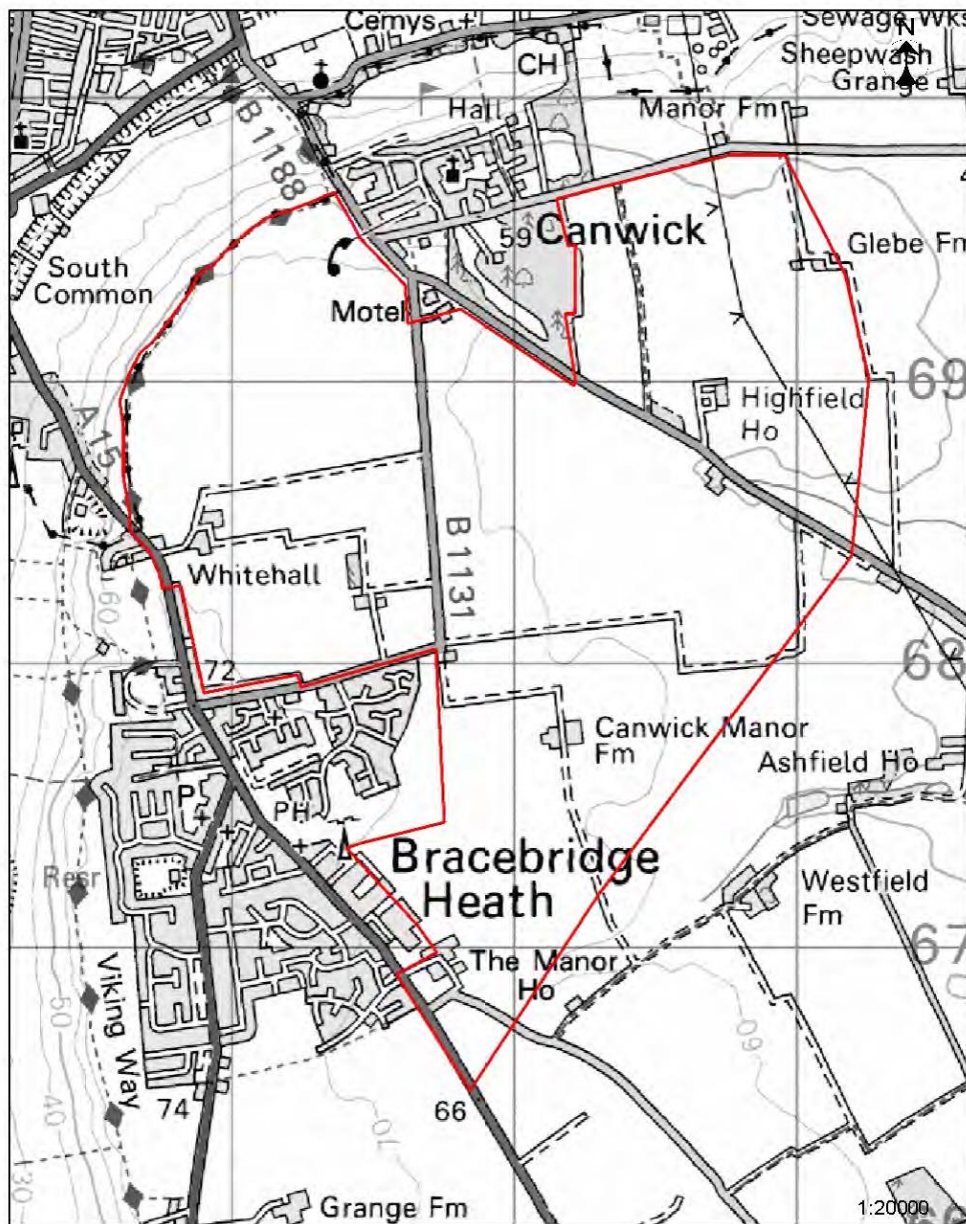
- 10.0 **Key contact details.** This joint delivery statement has been prepared by NKDC and the key landowners and promoters of the site. Any queries in the first instance should be directed to the NKDC details set out below.

- 10.1 Andrew McDonough
Head of Planning Economic and Cultural Services
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LIST OF APPENDICES

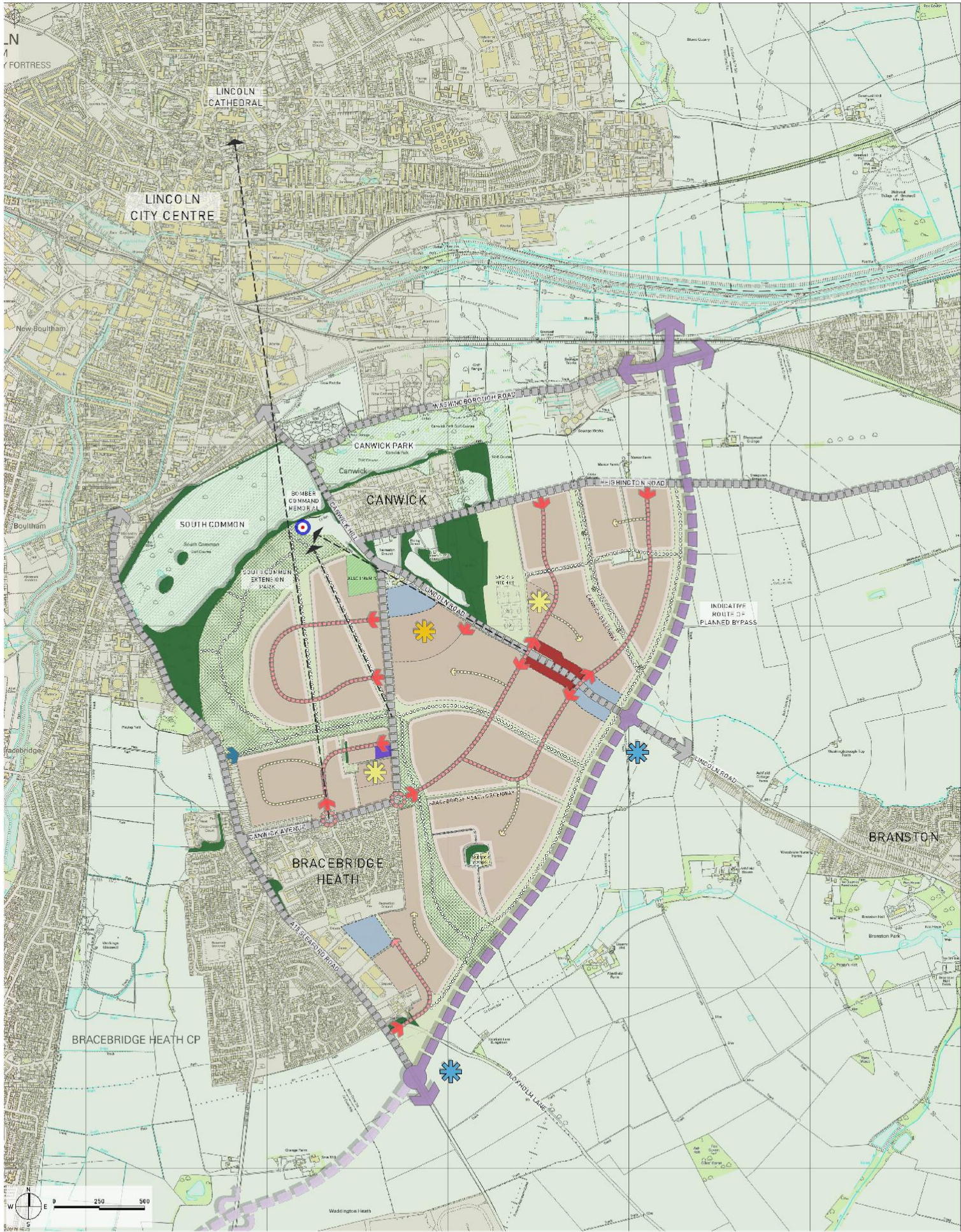
- Appendix 1: A4 version of site boundary of the proposed SUE site.
- Appendix 2: A3 version of the draft spatial framework concept plan.
- Appendix 3: Summary of key issues and infrastructure requirements.

APPENDIX 1



APPENDIX 2

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Key		Indicative Schedule		Open Space	
	Residential Development		Secondary School Site		South Common Extension & Bracebridge Heath Buffer
	Business		Primary Access Points		Green Infrastructure
	District Centre		Emergency/Pedestrian Access		Bypass Buffer & Parks
	Local Centre		Existing Roads		Sports Pitches
	Primary School Sites		Indicative Route of Planned Bypass		Allotments
	Indicative Route of Potential/Coltham Bypass		Indicative Route of Primary Streets		Total
	Indicative Route of Secondary Streets		Existing Public Rights of Way		
	Indicative Footpath Links		Key Views		
			Existing Vegetation		
			Retained Green Wedge		
			Green Infrastructure		
			Allotments		
			Bomber Command Memorial		
			Potential Park & Ride Sites		

Indicative Schedule	
Residential	1246 Ha x 50% (Gross to Net) x 30 dph = Circa 6000 Dwellings
Business	10.6 Ha
Education	
Primary School 1	2.7 Ha
Primary School 2	2.7 Ha
Secondary School	9.4 Ha
Total	14.8 Ha
Local Centres	
Eastern	0.4 Ha
Western	3.8 Ha
Total	4.4 Ha

Open Space	
South Common Extension & Bracebridge Heath Buffer	Circa 62.9 Ha
Green Infrastructure	Circa 35.3 Ha
Bypass Buffer & Parks	Circa 30.4 Ha
Sports Pitches	Circa 7.5 Ha
Allotments	Circa 3.5 Ha
Total	Circa 143.7 Ha

Canwick Heath - Draft Framework Plan
| 9th October 2015 | 1:10000 @ A1 | drwg. EMS.2216.00-1B |

APPENDIX 3. Summary of key issues and infrastructure requirements.

Drainage and Flooding –

The land lies in Flood Zone 1 and therefore does not present any particular constraints. The development will need to incorporate SUDs in order to mitigate the effects of development on adjoining areas.

Gas/Electricity

Gas/Electricity there are no significant barriers to serving the development by conventional means as confirmed by National Grid, On Gas and Eon/Western Power. They have confirmed existing capacity and will plan for upgrades as capacity is reached under the Price Control Review agreements with the regulator. Connection to site will be based on cost of works undertaken less estimated future revenue income with the balance being met by the developer.

Water. Discussions have been held with Anglian Water who confirm that there is some capacity and a need for further improvements. They will monitor the situation as ongoing and will increase capacity through their asset management plan. In line with the Water Industry Act, the developer will be expected to pay for certain elements of the works.

Sewerage. Discussions have been held with Anglian Water who confirm that Canwick Sewage Treatment Works (STW) will need to be upgraded in order to accommodate the proposed levels of growth within the Local Plan. Given the likely development trajectory and the available capacity, upgrades are unlikely to be required within Asset Management Plan (AMP) 5 (2010-2015) or AMP6 (2015-2020). Anglian Water confirm they regularly review available capacity in the context of planned growth and include upgrades in investment plans when required. Because of this they do not envisage any timing or delivery constraints on this site due to STW upgrades. There may be timing implications due to the necessary network upgrades, however the timescales for these are much shorter and they confirm can be resolved through early engagement by the developer in the requisition process.

Site Access

There will be no direct access from the LEB but there are a number of options as the site is adjacent to and traversed by a number of roads. The development will be accessed from the A15, B1188 and B1131 and from Heighington Road. The latter access requires junction improvements at the junction with Canwick Hill. Costs are to be confirmed based on assessment of the extent of upgrades and access proposals.

Public transport, cycling and walking – Master planning of the site will be expected to make provision for the extension of public transport links into the site and connecting to surrounding areas. The developer will be expected to contribute to the costs of bus service provision

Green links- Linkages into the City of Lincoln and surrounding villages will be explored through the visioning and confirmed in the master planning process

Affordable Housing /Gypsy and Traveller Provision -Affordable housing provision and Gypsy and Traveller provision will be in accordance with the Local Plan policy

Education

Two primary schools will be required, one 3FE entry in the current plan period and one subsequently. They will incorporate extended hours provision. The land and an appropriate financial contribution to building will be provided by the developer.

The site will provide a secondary school on a similar basis.

Health –

The IDP explains that some NHS data needs review before the demand generated by the development of the site can be accurately assessed.

Recreation/Open space

North Kesteven District Council's current open space provision standards are:-

- 0.8 hectares per 1000 population Children's play space (8sqm per person)
- 1.6 hectares per 1000 for outdoor sport
- 0.5 hectares per 1000 population for open space (5sqm per person)

An assessment of the current Open Space provision levels in the Lincoln urban area is currently underway across a range of typologies, (list appended). Appendix 3. The impact of this development on the City's existing open space provision will need to be considered within the design of the site.

Heritage

View corridors to and from the cathedral will be important elements of the master plan, and it will also be important to create appropriate views into the site from the north and the Witham Valley.

The site is the location of the memorial to Bomber Command, which has close local associations and development will need to reflect its setting appropriately

There are a number of listed buildings dispersed amongst the farmsteads on the site.

Natural environment / Ecology

The site is predominantly in agricultural use and is immediately adjacent to Lincoln's South Common. The concept plan and vision and objectives for the site sets out how policy requirements around green infrastructure links with the city, open space, landscape and nature conservation will be addressed.

Community Facilities and Services

Two centres will be identified as part of the master plan and will act as a focus for community provision